

# VINALHAVEN PLANNING BOARD

## AGENDA

June 14<sup>th</sup>, 2023

Town Office, 7 pm

### I. PERMIT APPLICATIONS

#### A. NEW:

1. Applicant/Owner: David Swain/Constance Keedle  
25 Nans Way TM 15 L 013 + 013A  
New building or structure: Single Family use  
46' W x 75' L x 29' H 3 BR 2 floors
2. Applicant/Owner: John (Jace) Cooke  
111 Calderwood Neck Road TM 9 L 42-1  
New building or structure: Single Family use  
24' W x 24' L x 24'6" H 1 BR 2 floors

#### B. TABLED:

1. Applicants: Isles and Dana Blackington  
Owner: Dana Blackington  
143 Pequot Road TM 29 L 008  
Home Occupation: "Automotive repair" 33' W x 22' L x 21' H

Motioned by Robb and seconded by Bryan (March 8<sup>th</sup>, 2023)

VOTED: To TABLE permit application to gather more information, 5-0

**Finding of Facts:** Required distance and setback measurements need to be clarified by applicants. Specifically: the setbacks from current structures to property lines, bodies of water and nearest wells and the setbacks from proposed commercial activity to property lines, bodies of water and nearest wells.

**Finding of Facts:** Property in application is within a proximity to a body of water, Grants Pond.

**Finding of Facts:** Property in application is within a proximity to a Town Park.

**Finding of Facts:** The Board is asking the applicants to provide a survey of the property.

**Finding of Facts:** Property is next to a state road.

**Finding of Facts:** A plan for parking needs to be shown to the Board, in accordance with VH Land Use Ordinance page 39, Section 16. X. 2.

**Finding of Facts:** A plan and layout for outdoor storage needs to be shown to the Board.

**Finding of Facts:** A number of neighbors have expressed their concerns of this home occupation not fitting harmoniously in the neighborhood.

**Finding of Facts:** Property is in RM1 zone which allows commercial activity.

**Finding of Facts:** Board needs to consult DEP and EPA.

Motioned by Banner and seconded by Robb (April 12<sup>th</sup>, 2023)

VOTED: To TABLE permit application to gather more information, 5-0

\*all Findings of Facts above still apply\*

Motioned by Banner and seconded by Bryan (May 10<sup>th</sup>, 2023)

VOTED: To TABLE permit application to gather more information, 5-0

\*all Findings of Facts above still apply\*

### II. OTHER BUSINESS

### III. MINUTES FROM PREVIOUS MEETINGS

1. May 10<sup>th</sup>, 2023 Minutes

### IV. DATE OF NEXT MEETINGS: July 5<sup>th</sup> and 12<sup>th</sup>, 2023